



DEVELOPMENT REVIEW COMMITTEE AGENDA

WEDNESDAY, FEBRUARY 27, 2013

10:00 A.M.

1. **Minutes: February 6 and 20, 2013**
2. **Final Plat**
 - a. **Skyline Business Park Plat 1**
Applicant: Mark Sperry
General Plan: Light Industrial
Zoning: Industrial 1
Location: 3327 North Main Street
3. **Site Plan**
 - a. **Smash Athletics**
Applicant: Mark Sperry
General Plan: Light Industrial
Zoning: Industrial 1
Location: 3327 North Main Street
4. **Adjourn**

The meeting starts at 10:00 A.M. at Spanish Fork City Hall in the Council Chambers. Applicants should be at the meeting and be prepared to discuss their development. The public is invited to participate in all Development Review Committee Meetings. If you need special accommodations to participate in the meeting, please contact the City Manager's Office at (801) 804-4531.

Draft Minutes
Spanish Fork City Development Review Committee
February 6, 2013

Staff Members Present: Dave Oyler, City Manager; Jason Sant, Assistant City Attorney; Chris Thompson, Public Works Director; Shelley Hendrickson, Planning Secretary; Kelly Peterson, Electric Superintendent; Jered Johnson, Engineering Division Manager; Cory Pierce, Development Review Engineer, Bart Morrill, Parks & Recreation Supervisor; Dave Anderson, Community Development Director; Chris Swenson, Chief Building Official; John Little, Building Inspector.

Citizens Present: None present.

Mr. Thompson called the meeting to order at 10:00 a.m.

MINUTES

January 9, 16 & 23, 2013

Mr. Anderson **moved** to **approve** the minutes of January 9, 16, and 23, 2013. Mr. Johnson **seconded** and the motion **passed** all in favor.

OTHER BUSINESS

Discussion was held regarding the design of Maple Mountain Parkway.

Discussion was held regarding the addition to the American Leadership Academy Elementary School and the need for a second access to the property. It was determined that there would need to be a second access; as a ribbon road through the Morley property or finishing 1100 South out to Mill road. The access to Mill Road would require improving the road shoulder and a traffic light would need to be installed at the intersection of Mill Road and Arrowhead Trail. Mr. Sant was going to speak with Mr. Baker on what the City's obligation was, as it relates to streets, with this proposal.

Mr. Thompson **adjourned** the meeting at 10:45 a.m.

Adopted:

Shelley Hendrickson, Planning Secretary

Draft Minutes
Spanish Fork City Development Review Committee
February 20, 2013

Staff Members Present: Dave Oyler, City Manager; Jason Sant, Assistant City Attorney; Chris Thompson, Public Works Director; Shelley Hendrickson, Planning Secretary; Kelly Peterson, Electric Superintendent; Shawn Beecher, GIS Administrator; Jered Johnson, Engineering Division Manager; Joe Jarvis, Fire Marshall; Cory Pierce, Development Review Engineer, Bart Morrill, Parks & Recreation Supervisor; Dave Anderson, Community Development Director.

Citizens Present: Ben Tuckett.

Mr. Thompson called the meeting to order at 10:00 a.m.

PRELIMINARY PLAT

McInelly Subdivision

Applicant: Brett McInelly

General Plan: Low Density Residential

Zoning: R-1-9

Location: 3000 East Spanish Oaks Drive

Mr. Pierce said that the applicant had satisfied the redline comments.

Discussion was held regarding The Oaks recorded plat and the subdivision of a lot that was not legally subdivided, the geo-tech report, and whether or not there was a specific fault on the property and fire clearance for wild land urban interface.

Mr. Anderson **moved** to recommend **approval** of the McInelly Subdivision subject to the following conditions:

Conditions

1. The applicant incorporates any requirements imposed by the City Fire Marshall relative to defensible space.
2. That the applicant address any outstanding issues related to the City's Construction Standards.

Discussion was held regarding whether or not to require fire sprinkler systems in the homes and what a safe buffer for the urban interface would be.

Mr. Sant **seconded** and the motion **passed** all in favor.

West Gate Manor

Applicant: Jed Mitchell

General Plan: Low Density Residential

Zoning: R-1-8

Location: 310 North 450 West

Mr. Anderson explained that the Preliminary Plat needed to be re-approved.

Mr. Oyler **moved** to **reapprove** the West Gate Manor Preliminary Plat subject to meeting the conditions of the original approval. Mr. Anderson **seconded** and the motion **passed** all in favor.

Discussion was held regarding the gravel pit on US 6 and Highway 89 with regard to infrastructure for surrounding parcels and whether or not we had received a Mylar plat for Somerset.

Mr. Johnson **moved** to **adjourn**. Mr. Thompson **seconded** and the motion **passed** all in favor at 10:41 a.m.

Adopted:

Shelley Hendrickson, Planning Secretary